

103.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,157,800 / 1,157,800

ASSESSED:

1,157,800 / 1,157,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
86		HUTCHINSON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LANGLEY WINSTON E	
Owner 2:	
Owner 3:	
Street 1: 86 HUTCHINSON RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 14,120 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Clapboard Exterior and 2904 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14120		Sq. Ft.	Site		0	70.	0.75	4			Golf co	25					738,149						738,100	

Total AC/HA: 0.32415

Total SF/SM: 14120

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 738,149

Spl Credit

Total: 738,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size
Total Land:
Land Unit Type:
09/24/18
18205!

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